



## **MUNICIPAL PLANNING COMMISSION**

**Hollie Berry**  
**Mayor**

**Tim Thornbury**  
**City Manager**

**MINUTES**  
February 18, 2021  
6:00 p.m.  
Red Bank City Hall

### **I. CALL TO ORDER**

Commissioner Browder called the meeting to order at 6:00 PM.

### **II. ROLL CALL**

Commissioner Cannon called the roll. Commissioners Browder, Cannon, Luther, Millard and Skonberg were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was also present. Additional attendees are noted on the sign-in sheet, as provided via the Zoom application.

### **III. INVOCATION**

Commissioner Millard gave the invocation.

### **IV. PLEDGE OF ALLEGIANCE**

Commissioner Browder said the Pledge of Allegiance.

### **V. CONSIDERATION OF THE MINUTES**

#### **A. November 21, 2019 Meeting Minutes**

Commissioner Browder asked for any corrections to the minutes. Having none, Commissioner Millard motioned to approve the minutes as written. Commissioner Luther seconded the motion. The motion passed unanimously.

### **VI. NEW BUSINESS**

1. Final Plat for Downer Estates – 200 Strawberry Lane and Lynda Circle  
Staff stated that Strawberry Lane was an existing private drive from many years. She presented a topographical map that showed the steep slope along Lynda Circle. She

stated that the plat met current standards, and that the steep slope ordinance would likely impact the permitting process.

Paul Downer, owner of 200 Strawberry Lane, stated that he was building a home at 200 Strawberry Lane. He stated that he would be living there and had a strong interest in building safe structures along Lynda Circle.

Mayor Berry stated that she was familiar with this property and was concerned about developing on the steep slope.

Jason Craven of 327 Yorkshire Lane stated that Mr. Downer's property is at the bottom of the topography and he had strong interest in protecting his property.

**Commissioner Cannon motioned to approve the Final Plat for Downer Estates. Commissioner Skonberg seconded the motion. The motion was approved unanimously.**

2. Final PUD Plan for Hartman Hills, formerly Five Thousand Acres, at 5005 Dayton Boulevard

Staff recommended approval of this Final PUD plan as a minor revision from the Preliminary PUD plan contingent on adding the 10-foot landscaped buffer along the northern edge of the property where there is not enough existing vegetation to serve as a planted buffer. She stated that the only public comment received was regarding a dead tree, and that the applicant had been in contact with that neighbor.

Geoff Smith with Rise Partners stated that he was introducing himself to all the neighbors and would be a point of contact should they have any concerns during construction. He stated that though they are planning rental units, they intend for the design to be the same as an owner-occupied neighborhood.

Commissioner Browder stated that the concept of a rental neighborhood was concerning and was a new concept for Red Bank. Mayor Berry stated that she had concerns about the ownership model as well.

**Commissioner Millard motioned to approve the Final PUD Plan for Hartman Hills subject to the addition of the required landscaping buffer along the northern edge of the property. Commissioner Cannon seconded the motion. The motion passed unanimously.**

3. Special Exceptions Permit request – Triplex at 4 Trenton Street

Staff stated that this property would meet the minimum off-street parking requirements and that the owner had provided an agreement with neighboring property owners for shared parking.

Staff recommended approval with the condition that the applicant provide a stormwater plan prior to obtaining permits and that the parking be designed so that cars would not need to back in to Trenton Street.

Tyler Smith, the applicant, stated that they intend to keep the shared driveway open and would be open to adding "No Parking" signs.

Rob Garrison, owner of 6 Trenton Street, stated that he found that several owners deeds back had the 12 foot easement.

**Commissioner Cannon motioned to recommend approval of the Special Exceptions permit request subject to the following conditions: stormwater best management practices must be used to ensure that post construction runoff is less than or equal to preconstruction runoff; and there is an agreement in place for overflow parking. Commissioner Skonberg seconded the motion. The motion passed unanimously.**

4. Backyard Chicken Ordinance

Staff stated that the desire to allow backyard chickens should reflect the values and preferences of the residents of Red Bank. Staff recommended that the ordinance be changed to require a larger chicken run.

Commissioner Luther stated that he was concerned about the ordinance expiring in a year and the harm that would do to families that raise chickens.

Staff stated that this is modeled after the Signal Mountain ordinance and that they ended up adopt a permanent ordinance after a year. She stated that chickens typically don't cause major complaints unless they are kept in unsanitary conditions or in small neighboring lots.

**Commissioner Browder stated that she felt this needed some more discussion and study. Commissioner Millard motioned to table the ordinance. Commissioner Skonber seconded the motion. The motion passed by consent.**

5. Land Use Plan Update – Review of Property Sale and Purchase requirements

Staff stated that this would put a policy in place that refers all public property purchases and sales to the Planning Commission.

**Commissioner Cannon motioned to approve the amendment to the Land Use Plan that would require Planning Commission Review of the sale and purchase of public property. Commissioner Luther seconded the motion. The motion was adopted by consent.**

6. Zoning Ordinance Amendments – Tree and landscaping requirements, Planned Unit Development application, flag lots, and clarification of side yard setbacks in the RZ-1 and R-T/Z Residential Zones

**Commissioner Browder stated that she felt this needed some more discussion and study. Commissioner Millard motioned to table the ordinance. Commissioner Skonberg seconded the motion. The motion passed by consent.**

7. Steep Slope Ordinance Discussion

Commissioner Browder stated that she felt this needed some more discussion and study. Commissioner Cannon motioned to table the ordinance. Commissioner Millard seconded the motion. The motion passed by consent.

8. Any properly presented new business  
No further business was presented.

## **VII. UNFINISHED BUSINESS**

1. Revised Plat for Freeman Family Subdivision, Lots 3 & 4 (1105 Coker Circle)  
Staff stated that this request has been withdrawn.
2. Update on short-term rental unit regulations  
This item was tabled due to time.
3. Any properly presented unfinished business  
No further business was presented.

## **VIII. OTHER BUSINESS**

No other business was presented.

## **IX. Adjournment**

Commissioner Millard motioned to adjourn. Commissioner Cannon seconded the motion. The meeting was adjourned at 7:53 PM

  
Chairman

